

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: CONVEYANCE OF LAND IN THE SOUTH COVE URBAN
RENEWAL AREA PROJECT NO. MASS. R-92 TO TAI-TUNG
APARTMENTS COMPANY

WHEREAS, by Deed dated March 31, 1971, the Boston Redevelopment Authority granted Disposition Parcel R-2 to Tai-Tung Apartments Company for the purpose of constructing an FHA Housing Project thereon; and

WHEREAS, certain portions of Building C of said Project encroach upon the right-of-way of Harrison Avenue, rendering the Final Endorsement of the Project by the FHA impossible:

NOW, THEREFORE, BE IT RESOLVED:

That the Director be and hereby is authorized and empowered to execute and deliver to Tai-Tung Apartments Company, a Massachusetts Limited Partnership, or its successors and/or assigns, a Deed conveying so much of portions of the land, which the Authority may hold title to, underlying Harrison Avenue and abutting Disposition Parcel R-2 in the South Cove Urban Renewal Area, as the Director deems necessary to remove the encroachments shown on the survey dated February 27, 1974, prepared by Robert E. Cameron, licensed surveyor, entitled Tai-Tung Village. Such Deed to be for nominal consideration and to be in such form as the Director deems proper and in the best interests of the Authority. Such Deed to be made subject to all conditions and controls contained in the Land Disposition Agreement between the Boston Redevelopment Authority and Tai-Tung Apartments Company dated March 31, 1971.

March 28, 1974

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: SOUTH COVE URBAN RENEWAL AREA PROJECT NO. MASS. R-92
AUTHORIZATION TO CONVEY LAND TO TAI-TUNG APARTMENTS COMPANY

In mid-1973, Boston Financial Technology Group, Inc., assumed the role as managing partner of Tai-Tung Apartments Company, a Limited Partnership which owns the FHA Project known as Tai-Tung Village on Parcel R-2 in the South Cove Urban Renewal Area.

This assumption was as a result of the financial difficulties and eventual bankruptcy of the former managing partner, DCA Development Corporation.

Boston Financial became the substitute for DCA with the consent of the investors. The other general partners of the Partnership are two non-profit corporations organized by the Chinese Community Benevolent Association.

It was recently discovered by Boston Financial, as a result of a survey for FHA final endorsement, that the northwesterly corner of Building C of Tai-Tung Village encroaches on the Harrison Avenue right-of-way by approximately .06 feet. At the same time, it was discovered that several concrete steps leading to the commercial spaces in said Building C also encroach on the Harrison Avenue right-of-way.

Accordingly, Boston Financial will request the Public Improvements Commission to discontinue an appropriate portion of Harrison Avenue.

From all available information, it appears that the Boston Redevelopment Authority owns the underlying fee in Harrison Avenue, and a Deed from the Authority to Tai-Tung for a piece of land will therefore be necessary to deal with the title encroachment problems in a final manner.

The encroachment is described as shown on the survey dated February 27, 1974, prepared by Robert E. Cameron, licensed surveyor, which Plan is attached hereto.

As it is in the best interests of the City and therefore the Authority to ensure that Tai-Tung Village retains its viability as a housing project, and since FHA final endorsement cannot be obtained until this encroachment is dealt with, it is therefore recommended that the Authority adopt the attached Resolution.

Attachment